

The Strand Master Property Owners Association, Inc
Board of Directors Meeting Minutes

The meeting was held on **March 15th, 2022 at 4:00 p.m.**

- 1. Call to Order:** The meeting was called to order at 4:02 p.m. by Tom Eggleston.
- 2. Determination of Quorum:** A Quorum was available. In person: Tom Eggleston- President, Susan Mulgrew – Director, Robert Schulz - Director, Tom Guthrie – Treasurer, Tom Kennedy: Director and Michaela Neumann– Vesta Property Services. absent: Diane Parisi - Secretary and Tom Ewert – Vice President.
- 3. Proof of Notice of Meeting:** Michaela Neumann stated that the meeting notice had been posted in accordance with Florida State Statutes.
- 4. Presidents Welcome and Remarks:** Tom Eggleston welcomed owners to the meeting.
- 5. Approval of Meeting Minutes:** Approval of the February 15th, 2022 Board Meeting minutes:

MOTION: Motion to accept the Board Meeting minutes as presented from February 15th, 2022

Motion: Susan Mulgrew Second: Bob Schulz
All in favor. Motion passed unanimously

6. Treasurer's Reports-

Tom Guthrie provided overview of January Financials

- January financials needed adjustments and will be presented at April Board Meeting.

7. Director's and Committee Reports-

a. Landscape Committee:

Susan Mulgrew provided overview:

- Met with Mainscape Management to go over yearly progress and review areas that needed immediate attention
- Ginger plants along Strand Blvd will be removed and replaced as needed
- Back Gate is being looked at to be spruced up. Irrigation issues need to be resolved before starting consideration of this project.
- Island 7 and 8 shows browning of sod and plants, valve issues were found that belong to the Golf Course which impacted The Master Association. Mainscapes will replace plants at no cost to The Strand Master.
- Island 3 will get new plants installed

b. Lakes Committee:

Tom Guthrie provided overview:

- Aeration System for Lakes 1,2,3,6 will be installed soon, electrical needs to be completed before install takes place.
- Bio Block install for Lake 15 will be coming soon

c. Cable Committee:

Tom Kennedy provided overview:

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- Comcast rebate was received and will be sent back to all Associations. \$100 per door which is currently being processed.

d. Security Committee:

Tom Eggleston provided overview

- Phone issue at the Gatehouse, Comcast will come out to get it looked at and addressed.
- Pedestrian gate at the back gate is currently not very secure with the current lock and need repairs. Tom Eggleston presented quote from Cypress Access for cost to repair. Quote included new commercial magnetic lock and reinforcement of gate and fencing.

MOTION: Motion to accept Cypress Access estimate of \$ 3,429,35 to replace

Motion: Robert Schulz Second: Susan Mulgrew

All in favor. Motion passed unanimously

8. New Business:

ARC approval: Cypress Cove Association Paint Color was approved by Board and can be used if approved by Cypress Cove Residents. Original color can also be used if Residents vote to keep color the same.

MOTION: Motion to accept Cypress Cove Association color as presented.

Motion: Tom Kennedy Second: Tom Eggleston

All in favor. Motion passed unanimously

b. Special Meeting timeline:

Tom Eggleston provided overview:

- Each document requires 2/3 of those voting at the meeting; provided however, that a majority of voting interests must be present in order to have an amendment vote. Quorum for all other purposes is 30%.
- Proxies can be sent to Vesta before but no later than March 31st or can be provided at the meeting.

c. Annual Meeting Scheduling timeline:

- Tom Eggleston provided overview:
- Neighborhood Representatives will vote on the new BOD for 2022/2023.
- Proxies can be sent to Vesta before but no later than March 31st or can be provided at the meeting.

9. Public comments:

- Joe Corvelly: Problem of exiting the community at Immokalee: suggesting to add a 3rd lane added to exit over the bridge section. Its was asked to be looked at by The Strand Master Association and placed on the next agenda:

BOD will consider and looked into it. Suggest to contact Neal Dorell to discuss since this is on the commercial area.
- Bob Polizzotto: Comcast rebate 1073 owners, one new home was built therefore it was \$100 short on the rebate
- Reserve funds restricted and unrestricted funds: doe this mean Neighborhood Representatives' do not need to vote and funds are not restricted? Tom Eggleston will look into it and get back
- Bob Polizzotto: Question: Since the New Documents aren't "official" until they are recorded at Collier County which could take months, are the Staggered term limits in the New Documents still applicable or do the Director terms fall back to the Original Documents, i.e. not staggered and one year? If so, would the Documents have to be changed to say "starting in 2023" for the new terms?
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- Front Gate updates: Are there updates for the landscape enhancement from the front gate? This is still under consideration for review.

10. Adjournment:

After all attendee's questions were answered and with no further business for discussion, the meeting was adjourned at 4:35 pm.

Respectfully submitted,



Michaela Neumann, CAM